

ARTICLE #
(Two-thirds vote)

AMEND ZONING BYLAW – Common Drive

To see if the Town will vote to amend the Zoning Bylaw Section 3.8.1.5 – ACCESSORY USE Regulations, by amending subsection 3.8.1.5 a), b), f), and m) (Common Drives) as follows:

- 3.8.1.5 Common Drives for vehicular and non-vehicular ACCESS by way of rights-of-way or easements serving more than one LOT. Common Drives are not STREETS and do not provide FRONTAGE for LOTS. Common Drives shall not serve more than 12 LOTS. Common Drives serving 6 or more LOTS shall require a special permit by the Planning Board. Common Drives serving more than two LOTS but less than six LOTS shall also require a special permit by the Planning Board unless they are in compliance with the requirements a) through q) below. All Common Drives shall be completed prior to the occupancy of any DWELLING UNIT served by the Common Drive.
- a) All curb radii and radii of pavement edges shall be designed to accommodate SU-30 design vehicles (fire engine). In determining the adequacy of the radii at the Common Drive intersection with a STREET, it shall be assumed that on ~~local STREETS the entire pavement width is available for turns, whereas on collector and arterial STREETS~~ a turn shall be possible without obstructing oncoming traffic (local, collector and arterial STREETS as defined in the Acton Subdivision Rules and Regulations).
 - b) There shall be a turn around for fire and other emergency vehicles (SU-30 design vehicle) at the end of the Common Drive.
 - f) The Common Drive shall be laid out entirely within an ACCESS and utility easement that is at least 20 feet wide.
 - m) There shall be a minimum 3 foot wide shoulder on each side free of obstructions such as trees or utility poles. The shoulder shall be prepared with 3-4 inches of topsoil over the same gravel base as the wear surface, and seeded.
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- a) All curb radii and radii of pavement edges shall be designed to accommodate SU-30 design vehicles (fire engine). *In determining the adequacy of the radii at the Common Drive intersection with a STREET, it shall be assumed that on all streets, a turn shall be possible without obstructing oncoming traffic.* For more information on the different street definitions, (local, collector and arterial STREETS as defined in the Acton Subdivision Rules and Regulations).
 - b) There shall be a turn around for fire and other emergency vehicles (SU-30 design vehicle) at the end of the Common Drive *for every 600 feet of street length.*
 - f) The Common Drive shall be laid out entirely within an ACCESS and utility easement that is at least 24 feet wide.
 - m) There shall be a minimum 4 foot wide shoulder on each side free of obstructions such as trees or utility poles. The shoulder shall be prepared with a minimum of 2 inches of topsoil over the same gravel base as the wear surface, and seeded.

Comment [rah1]: Delete option that is not allowed per fire code

Comment [r2]: Add another turn-around every 600 feet.

Comment [r3]: Change to 24

Comment [rah4]: Change to 4 feet: 12 + (4+4)

Comment [r5]: Change to min. of 2

Comment [rah6]: *BOX NOTE: Acton Fire Department discussion from 18.2.3.1.4 in the Massachusetts Fire Code

Turnaround for every 600 feet

18.2.3.1.4 When fire department access roads cannot be installed due to location on property, topography, waterways, nonnegotiable grades, or other similar conditions, the AHJ shall be authorized to require additional fire protection features.

, or take any other action relative thereto.

SUMMARY

After discussing town fire code with the Fire, Engineering, and Building Departments we are requesting a zoning voting change to better reflect the consistent fire safety requirements throughout town. The Planning Department recommends changing the wording for 4 subsections in 3.8.1.5 of the Zoning Bylaw.

Direct inquiries to: Roland Bartl, Planning Director: planning@acton-ma.gov / (978) 929-6631
Selectman assigned:

Comment [rah7]: Fill in

Recommendations:	<u>Board of Selectmen</u>	<u>Finance Committee</u>	<u>Planning Board</u> Recommended
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